

LEGAL DESCRIPTION

**PARCEL 0010 14D
0 BEAVERS DR.
MORGANTON, GA 30560**

All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 100 of Fannin County, Georgia, containing 17.9 acres, more or less, and being more particularly described as follows:

BEGINNING at the land lot corners common to land lots 100, 101, 116 & 117; thence N 01° 32' 43" E 365.18 feet to the TRUE POINT OF BEGINNING; thence N 01° 32' 43" E 698.61 feet to an iron pin; thence S 89° 30' 34" E 1,050.22 feet to the centerline of a road; thence following the centerline of the road 10 courses and distances, S 08° 07' 57" E Ch 118.70 feet, S 04° 07' 03" E Ch 70.84 feet, S 04° 00' 18" W Ch 71.22 feet, S 11° 26' 51" W 57.78 feet, S 00° 59' 29" W 102.65 feet, S 06° 36' 23" W 75.48 feet, S 12° 40' 14" E Ch 115.59 feet, S 29° 54' 59" E Ch 82.38 feet, S 17° 53' 22" E 23.54 feet; thence N 89° 30' 34" W 1,137.40 feet to the TRUE POINT OF BEGINNING.

Subject to a roadway easement on the Eastern boundary.

Subject to easement for an electric line right-of-way from Joseph W. Gudelsky to Blue Ridge Mountain Electric Membership, as recorded on Book 123, Pages 301-302 on 3/10/1987.